

## Summary Form for Electronic Document Submittal

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15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH# **2019100379**

Lead Agency: Stanislaus County

Project Title: GPA & Rezone Application No. PLN2019-0077 - Derrel's Mini Storage

Project Location: Modesto, Tunson Road Stanislaus County  
*City County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Request to amend the General Plan and zoning designation of a 9.77-acre parcel from Agriculture and A-2-40 to Planned Development (PD) and amend the zoning designation of three parcels totaling 3 acres from expired PD (202) to a new PD to allow expansion of an existing mini storage and RV storage business in phases. The proposed expansion will not require additional employees and will utilize the office at the existing business, located west of the project site. Phase 1 of the proposed expansion includes 290 recreational vehicle storage spaces consisting of approximately 80,245 square feet of building coverage (42 roof only and 103 enclosed spaces) and 103,575 square feet of mini-storage units. An additional 153,250 square feet of mini-storage is planned for Phase 2. There is no date specified for the implementation of Phase 2 as the additional mini storage will replace the RV storage as the market demands. The proposed hours of operation are seven days a week from 7:00 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. The proposal also includes a monument sign, seven light poles with attached security cameras, perimeter masonry wall, and perimeter landscaping along the road frontage. Storm water run-off will be handled by a proposed on-site storm drainage basin. The site will be merged as required by condition of approval and has access to County-maintained Tunson Road.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

None.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Please provide a list of the responsible or trustee agencies for the project.

Department of Public Works

Modesto Irrigation District

Caltrans District 10

San Joaquin Valley Air Pollution Control District